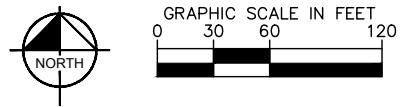


KAREN_CIVIL\068151204 - CLEAR CREEK TAHOE\NEW WORK\UNITS 3B-3C-6-AND-ALPINE-LAKE\07 CAD_PHASE 3C\EXHIBIT S\2020.09.03 - HOMESITE PLAN\HOMESITE-PART 3.DWG
 10/21/2020 11:27 AM
 DWG NAME
 LAST SAVED



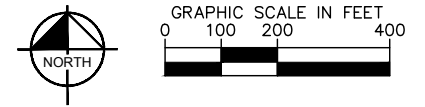
HOMESITE 116



CLEAR CREEK
TAHOE

- LOT LINE
- BUILDING ENVELOPE
- SUGGESTED DRIVEWAY LOCATIONS
- SLOPE CONSTRAINTS (+25%)
- DRAINAGE EASEMENTS
- USGS RESTRICTED USE AREA

Lot Size: 0.50 Acres
 Building Envelope: 8,353 Sq. Ft.
 THIS LOT SUBJECT TO HILLSIDE GRADING REQUIREMENTS PER DOUGLAS COUNTY CODE SECTION 20.690.030 (K).
 EASEMENTS, SETBACKS, DRIVEWAY ENVELOPES, AND BUILDING ENVELOPE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.
 REFER TO RECORDED FINAL MAP AND CLEAR CREEK TAHOE PROPERTY REPORT FOR ADDITIONAL ENCUMBRANCES, EASEMENTS, AND RESTRICTIONS FOR DEVELOPMENT OF THIS LOT.



Kimley»Horn

5370 Kietzke Lane
 Suite 100
 Reno, Nevada 89511
 775-200-1960

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.